

**Agenda**  
**1928 Building Committee**  
**Tuesday, June 11, 2024**  
**Town Hall Council Chambers**  
**4:30 P.M.**

**Please click the link below to access the webinar:**

<https://us02web.zoom.us/j/84677212573>

**Webinar ID: 846 7721 2573**

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Minutes.
  - 1) To approve the minutes from the May 14, 2024, meeting.
- E. Correspondence.
- F. Reports.
  - 1) Chair Report. (Mastrobattista)
    - a. Three Month Lookahead & Schedule
  - 2) Town Council Liaison Report. (Capodiferro)
  - 3) FHS Building Committee Report. (Fagan)
  - 4) Architect Report. (Nardi/Stein)
  - 5) Value Engineering Subcommittee Report. (Mastrobattista)
  - 6) Communications Subcommittee Report. (Baron/Kleinman)
  - 7) Interior Design & Finishes Subcommittee Report. (Baron/Greco/Kemper)
  - 8) Professional Partnership Subcommittee (Capodiferro/Fagan)
  - 9) Financial Report. (Blonski)
- G. New Business.
  - 1) To approve the attached invoice from Innovative Engineering Services in the amount of \$2,001.00.
  - 2) To approve the final plans and project manual(s) as prepared for bidding for sitework.
  - 3) To cancel the June 25, 2024, 1928 Building Committee meeting.
  - 4) To cancel the July 9, 2024, 1928 Building Committee meeting.
  - 5) To schedule a Regular 1928 Building Committee meeting on July 11, 2024.
  - 6) To cancel the August 13, 2024, 1928 Building Committee meeting.
- H. Other Business.

I. Adjournment.

CC: Maureen Frink, Town Clerk  
Committee Members

MOTION:

Agenda Item D-1

To approve the minutes from the May 14, 2024, meeting.

/Attachment

**Minutes  
1928 Building Committee  
Tuesday, May 14, 2024  
Town Hall Council Chambers/Webinar  
4:30 P.M.**

**Attendees:**

Peter Mastrobattista, Chair  
Joe Capodiferro, Town Council Liaison  
Chris Fagan, FHS Building Committee Liaison  
Jack Kemper, Resident  
Dan Kleinman, Resident  
Kathy Blonski, Town Manager  
Kat Krajewski, Assistant Town Manager  
Russ Arnold, Director of Public Works/Town Engineer  
Devon Aldave, Clerk of the Committee  
Chris Nardi, Silver/Petrucci + Associates

**A. Call to Order.**

The meeting was called to order at 4:31 P.M.

**B. Pledge of Allegiance.**

The committee members recited the Pledge of Allegiance.

**C. Public Comment.**

None.

**D. Minutes.**

**1) To approve the minutes from the April 9, 2024, meeting.**

Upon a motion made and seconded (Capodiferro/Kemper) it was unanimously VOTED: to approve the minutes from the April 9, 2024, meeting.

**E. Correspondence.**

**1) Jennifer Dupont**

Kat Krajewski reviewed the correspondence and response with the committee.

**F. Reports.**

**1) Chair Report. (Mastrobattista)**

**a. Three-Month Lookahead**

Peter Mastrobattista, Kathy Blonski, and Chris Nardi reviewed the three-month lookahead document that was included in the agenda packet.

**2) Town Council Liaison Report. (Capodiferro)**

Joe Capodiferro reported that the Fiscal Year 2024/2025 Budget Referendum passed.

**3) FHS Building Committee Report. (Fagan)**

Chris Fagan reported that the FHS Building Project remains on time and on budget.

**4) Architect Report. (Nardi/Stein)**

No report.

**5) Value Engineering Subcommittee Report. (Mastrobattista)**

Peter Mastrobattista reported that the VE Subcommittee met last week and that the third-party cost estimate is currently \$100,000 under the project budget.

The VE Subcommittee may need to meet again after the bid responses are received.

**6) Communications Subcommittee Report. (Baron/Kleinman)**

No report.

**7) Interior Design & Finishes Subcommittee Report.  
(Baron/Greco/Kemper)**

Chris Nardi presented the new carpet finishes. The committee approved the revised carpet.

**8) Professional Partnership Subcommittee (Capodiferro/Fagan)**

No report.

**9) Financial Report. (Blonski)**

No report.

**G. New Business.**

**1) To approve the attached invoice from Silver Petrucelli + Associates in the amount of \$33,280.00.**

Upon a motion made and seconded (Capodiferro/Kemper) it was unanimously VOTED: to approve the invoice from Silver Petrucelli + Associates in the amount of \$33,280.00.

**2) To approve the Construction Document Cost Estimate and list of alternates.**

Chris Nardi reviewed the Construction Document Cost Estimate with sitework bid separately and list of alternates with the committee. This document is recorded with these minutes as Attachment A.

Upon a motion made and seconded (Capodiferro/Kleinman) it was unanimously VOTED: to approve the Construction Document Cost Estimate and list of alternates.

**3) To discuss and take action on the potential of procuring sitework as a separate bid.**

Kathy Blonski explained that separating the sitework from the general construction package may result in savings for a few reasons:

- The sitework contractor selected for the FHS Building Project will be able to submit a competitive bid for the sitework required for the 1928 Building Project which could result in savings due already working on site.
- The 1928 Building Project is considered an “in-between” project as it may be too much work for smaller firms to handle but may not be a big enough project to garner interest from larger firms. If sitework is a separate bid, smaller firms will have the opportunity to submit competitive bids.

**4) To cancel the May 28, 2024, meeting.**

Upon a motion made and seconded (Capodiferro/Fagan) it was unanimously VOTED: to cancel the May 28, 2024, meeting.

**H. Other Business.**

Chris Nardi and Kat Krajewski discussed the potential timeframe for putting the project out to bid. June 1<sup>st</sup> is the tentative date to put the sitework package out to bid. July 1<sup>st</sup> is the tentative date to put the general construction package out to bid. The general construction bids will be received and reviewed by the committee in August.

Chris Nardi reported that this timeline is on schedule with the FHS Building Project.

**I. Adjournment.**

Upon a motion made and seconded (Capodiferro/Kemper) it was unanimously VOTED: to adjourn at 4:56 P.M.

Respectfully Submitted,

Devon Aldave  
Clerk of the Committee

# Farmington 1928 Building

## Town Hall Conversion

4/26/2024

Contract Document Estimate [Sitework Bid Separately]



**37,245 SF**

CONSTRUCTION COSTS (PROVIDED BY PACS, LLC - January 2024)	CD COST
GENERAL CONDITIONS, BONDS, INSURANCE, GC OVERHEAD & PROFIT	\$1,530,967
ENVIRONMENTAL ABATEMENT AND DEMOLITION	\$887,616
STRUCTURE AND BUILDING ENVELOPE (INCLUDES ADDITION AND 1928 RESTORATION AND REPAIRS)	\$2,110,710
DOORS, FRAMES AND HARDWARE (INCLUDING ACCESS CONTROL/SECURITY & OPERABLE GYMNASIUM WALL)	\$496,092
INTERIOR PARTITIONS AND CEILINGS, INCLUDING PAINTING AND WALLCOVERINGS	\$1,220,867
FLOORING AND FINISHES	\$469,692
BUILT IN CASEWORK (RECEPTIONS DESKS, MAIL/COPY ROOMS, BREAK ROOM, ETC.)	\$199,533
TOILET ACCESSORIES, SIGNAGE, MISCELLANEOUS	\$153,744
MODULAR VAULT (INCLUDING NEW SHELVING)	\$324,750
ELEVATOR CAB AND CONTROLS	\$155,000
FIRE PROTECTION (SPRINKLER SYSTEM MODIFICATIONS)	\$300,816
PLUMBING	\$384,256
HVAC	\$1,918,120
ELECTRICAL	\$1,955,633
SITWORK	Bid Separately
<b>CONSTRUCTION SUBTOTAL</b>	<b>\$12,107,796</b>
CONTINGENCY INCLUDING EXTERIOR ENVELOPE REPAIR ALLOWANCE	\$350,000
<b>TOTAL CONSTRUCTION COST</b>	<b>\$12,457,796</b>
Construction Cost Per S.F. (37,245 s.f.)	\$334.48
<b>SOFT COSTS (PROVIDED BY SP+A)</b>	
A/E Design Fees	\$885,000
Environmental Testing and Design Services [Tighe&Bond]	\$9,130
Environmental Construction Monitoring Services [Tighe&Bond]	\$30,000
Bonding and Legal Fees	\$10,000
3rd Party Review [Colliers]	\$25,591
Commissioning Agent [IES]	\$43,750
Testing and Inspections	\$12,500
Builder's Risk Insurance (Town)	\$22,500
Moving and Relocation Costs	\$25,000
Furniture	\$200,000
Technology Equipment	\$265,000
Owner's Contingency (5% of Construction)	\$622,890
<b>TOTAL SOFT COSTS</b>	<b>\$2,151,361</b>
<b>TOTAL ESTIMATED COST [Excluding Civil]</b>	<b>\$14,609,157</b>
Total Project Cost Per S.F. (37,245 s.f.)	\$392.24

**POTENTIAL BID ALTERNATES**

REPORT:

Agenda Item F-1

Chair Report – Three Month Lookahead

/Attachment



July 2024

Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

# June 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11 1928 Building Committee Meeting <i>Approve Bid Docs- Site Work</i>	12 Post Site work Bid	13	14	15
16	17	18	19	20	21	22
<i>Site work bid mandatory walk through scheduled for this week -----&gt;</i>						
23	24	25 MEETING CANCELLED	26	27	28	29
30	1	2	3	4	5	6

# July 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
7	8	9 Site work Bid Opening <b>MEETING RESCHEDULED TO 7/11</b>	10	11 <b>1928 Building Committee Meeting</b> <i>Award Site work or incorporate in bid, approve final bid docs</i>	12 Post Renovation Bid	13
14	15	16	17	18	19	20
21	22	23 <b>MEETING CANCELLED</b>	24	25	26	27
28	29	30	31	1	2	3
<p><i>Renovation bid mandatory walk through scheduled for this week -----&gt;</i></p>						

# August 2024

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13 MEETING CANCELLED	14	15	16	17
18	19	20 Renovation Bid Opening	21	22	23	24
25	26	27 1928 Building Committee Meeting Award Renovation Bid	28	29	30	31

REPORT:

Agenda Item F-9

Financial Report – Invoice Tracker

/Attachment

1928 Building Committee  
 Invoice Tracking

<i>Silver Petrucelli + Associates</i>		
<b>Contract Amount- 1928 Building Project</b>	\$	885,000.00
<b>Invoice Date</b>	<b>Invoice Amount</b>	
8/1/2023	\$8,400.00	Professional Services- July 2023
9/1/2023	\$33,600.00	Professional Services- August 2023
10/1/2023	\$56,000.00	Professional Services- September 2023
11/1/2023	\$84,000.00	Professional Services- October 2023
12/1/2023	\$56,000.00	Professional Services- November 2023
1/15/2024	\$28,000.00	Professional Services- December 2023
2/1/2024	\$42,000.00	Professional Services- January 2024
3/1/2024	\$86,739.00	Professional Services- February 2024
4/1/2024	\$112,000.00	Professional Services - March 2024
5/1/2024	\$33,280.00	Professional Services- April 2024
<b>Invoice Total:</b>		<b>\$540,019.00</b>
<b>Remaining Balance:</b>		<b>\$344,981.00</b>

<i>Innovative Engineering Services</i>		
<b>Contract Amount- 1928 Building Project</b>	\$	43,750.00
<b>Invoice Date</b>	<b>Invoice Amount</b>	
5/17/2024	\$2,001.00	Commissioning Services - April 2024
<b>Invoice Total:</b>		<b>\$2,001.00</b>
<b>Remaining Balance:</b>		<b>\$41,749.00</b>

MOTION:

Agenda Item G-1

To approve the attached invoice from Innovative Engineering Services in the amount of \$2,001.00

/Attachment



**INNOVATIVE ENGINEERING SERVICES, LLC**  
 T 203.467.4370 - F 203.793.7729  
 www.iesllc.biz  
 33 North Plains Industrial Road  
 Wallingford, CT 06492

May 17, 2024

Invoice No.: 19096

Town of Farmington  
 One Monteith Drive  
 Farmington, CT 06032

**Professional Services For Period Ending 4/28/2024**

Project: 24047 Town of Farmington 1928 Building Project

Commissioning Services for renovations to be made to the 1928 section of the current Farmington High School Building for use as municipal offices. Estimated Construction cost is \$14,426,053.00

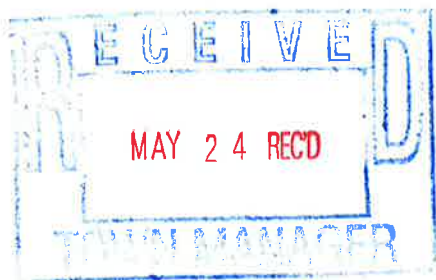
**Professional Services**

	<b>Phase Fee</b>	<b>% Complete</b>	<b>Fee Earned</b>	<b>Prior Billing</b>	<b>Current Fee</b>
Pre-Construction	\$6,900.00	29.00	\$2,001.00	\$0.00	\$2,001.00
Construction	\$19,350.00	0.00	\$0.00	\$0.00	\$0.00
Occupancy & Warranty	\$2,500.00	0.00	\$0.00	\$0.00	\$0.00
TAB	\$15,000.00	0.00	\$0.00	\$0.00	\$0.00
<b>Total Professional Services</b>	<b>\$43,750.00</b>		<b>\$2,001.00</b>	<b>\$0.00</b>	<b>\$2,001.00</b>

**Invoice Amount**

**\$2,001.00**

*Christopher Nardi*  
 CHRISTOPHER NARDI, AIA



MOTION:

Agenda Item G-2

To approve the final plans and project manual(s) as prepared for bidding for sitework.



MOTION:

Agenda Item G-3

To cancel the June 25, 2024, 1928 Building Committee meeting.

MOTION:

Agenda Item G-4

To cancel the July 9, 2024, 1928 Building Committee meeting.

MOTION:

Agenda Item G-5

To schedule a Regular 1928 Building Committee meeting on July 11, 2024.

MOTION:

Agenda Item G-6

To cancel the August 13, 2024, 1928 Building Committee meeting.